GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

House Sites – "NAVARATNALU – PEDALANDARIKI ILLU" - Distribution of 25 lakh House sites for construction of Housing Units – Policy guidelines issued for Implementation of programme - Order of Hon'ble High Court of Andhra Pradesh dated.23-03-2020 in IA No.1 of 2020 in W.P.No.49 of 2020 and batch cases – Modification of policy guidelines for Implementation of "NAVARATNALU – PEDALANDARIKI ILLU" programme - Orders - Issued.

REVENUE (LANDS-I) DEPARTMENT

GO.MS.No.99 **Date: 31-03-2020**

Read the following:

1. G.O.Ms.No.367, Revenue (Assignment-I) Department, dt.19-08-2019.
2. G.O.Ms.No.488, Revenue (Assignment-I) Department, dt.02-12-2019.
3. Government Memo No.REV01-LANA0MISC/57/2020-LANDS-1, dt.11-02-2020.
4. G.O.Ms.No.44, Revenue (Assignment-I) Department, dt.12-02-2020 under suspension by the orders of High Court.
5. Common Order dated.23-03-2020 of Hon'ble High Court of Andhra Pradesh in I.A.No.1 of 2020 in W.P (PIL) No. 49 of 2020, I.A.No.1 of 2020 in W.P. No. 5994 of 2020, I.A.Nos.1 & 2 of 2020 in W.P (PIL) No. 42 of 2020, I.A.Nos.1 & 2 of 2020 in W.P No. 5140 of 2020.

** ** **

ORDER:

Government in furtherance of its commitment to the welfare of the people of the State has decided to provide housing to all homeless, eligible below poverty line beneficiaries residing in Rural & Urban areas of the State on saturation mode irrespective of Caste, Creed or Religion under "NAVARATNALU – PEDALANDARIKI ILLU" programme.

2. In the references first to fourth read above, Government have issued Policy guidelines for implementation of "NAVARATNALU – PEDALANDARIKI ILLU" programme which includes the eligibility criteria for selection of beneficiaries, procedure for distribution of house sites in the first instance and further facilitation for construction of houses.

3. State Government is also in the process of tie up with HUDCO and other organizations for grant of necessary loans for housing apart from getting necessary approvals under PMAY. The main objective of the programme is to provide shelter (house) to the house less poor in the State. In the first instance the house sites will be provided to the eligible beneficiaries, then construction of houses will be taken up in the said house sites under Pradhan Mantri Awas Yojana (PMAY) and other housing programmes of the State and Central Governments.

4. In its common order dated.23-03-2020 in I.A.No.1 of 2020 in W.P (PIL) No. 49 of 2020 and batch cases, the Hon'ble High Court was pleased to observe that there were certain deficiencies and conflicts with the provisions of various Acts.

5. Whereas the Government has decided to file an SLP in the Honourable Supreme Court on certain findings of Hon'ble High Court.

6. In the meantime, in compliance with the observations of the Honourable High Court in regard to the conditions of the eligibility, pricing of house site etc., the government in partial modification of the G.O.Ms.No.367 and G.O.Ms.No. 488 issue the following revised criteria:

A. Eligibility Criteria for Identification of Beneficiaries:

i. The beneficiaries both in rural and urban areas shall belong to the Below Poverty Line (BPL) category household having white ration card.

ii. Definition for Below Poverty Line (BPL) category in rural and urban areas shall be adopted as per the existing guidelines of Government of Andhra Pradesh.

iii. The selection of beneficiaries for House sites programme has already been completed as per the earlier guidelines. However, all the District Collectors shall once again verify the list of beneficiaries as per the above latest guidelines and publish the same in the Village / Ward Secretariats calling for objections.

B. Allotment Price:

i. The house site shall be allotted at concessional rate of Re.1/- (One Rupee) as the house site is being allotted to people Below Poverty Line (BPL) to enable them to construct own house.

ii. Hence, Rs.21/- (Re.1/- towards cost of House site, Rs.10/- towards cost of stamp paper and Rs.10/- towards lamination charges) shall be collected from the beneficiary.

C. House Construction:

i. Beneficiaries shall construct houses in the house sites allotted and shall not use for any other purpose.

ii. The construction of house will be facilitated by the Housing department through various housing programmes of the State and the Central Government like PMAY and as well as facilitate loans from Banks and other financial institutions.

D. Allotment of House site Patta:

i. House site patta will be allotted in the form of conveyance deed to avoid duplication of beneficiaries, eliminating bogus beneficiaries as the deed contains security features like the Photographs & Thumb Impressions and Signatures of parties along with their details (Executant/Claimant), Property details (Schedule), Witnesses. This is apart from the security features like watermark, emblems etc., existing on the stamp paper.

ii. This is to enable and ensure that the beneficiaries get the loans from the banks for construction of house.

iii. Sale of vacant House site is prohibited. However, the beneficiary after construction of house and occupying it for a minimum period of 5 years can transfer, in case of any necessity, subject to conditions imposed by financial institutions.

7. The above guidelines are subject to further orders of the Hon'ble High Court and Hon'ble Supreme Court in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

V.USHA RANI
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Special C.S. & Chief Commissioner of Land Administration, A.P., Vijayawada.
The Special Commissioner, House Sites O/o CCLA, A.P., Vijayawada.
All District Collectors in the State.
Copy to:
All Departments of A.P. Secretariat, Velagapudi.
All Lands Sections in Revenue Department.
The OSD to Prl. Advisor to Hon'ble C.M.
The OSD to Hon'ble Dy. C.M.(Revenue)
The OSD to Advisor to Hon'ble C.M & Vice-Chairman, Implementation and Monitoring Committee in Navaratnalu.
The OSD to Chief Secretary
The PS to Spl. C.S to Govt., Revenue (Registration) Dept.
The PS to Prl. Secy to Govt., Revenue (Land) Department.
SC/SF

//FORWARDED::BY::ORDER//

SECTION OFFICER